

The Salisbury Planning Board held its regular meeting Tuesday, July 25, 2006, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Tommy Hairston, Lou Manning, Sandy Reitz, Valarie Stewart, Albert Stout, Dr. Kelly Vance, Price Wagoner, and Diane Young

ABSENT: Dr. Mark Beymer, Robert Cockerl, Nathan Chambers, and Brian Miller

STAFF: Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Patrick Ritchie

Vice Chairman Lou Manning called the meeting to order and offered the invocation. The minutes of the July 11, 2006, meeting were approved as published.

OLD BUSINESS

A. Subdivision

S-07-06

Subdivision of Tax Map 019-A Parcel 025 into eleven residential lots

Patrick Ritchie made a staff report.

The Salisbury Housing Authority submitted preliminary plat S-07-06 to subdivide Tax Map 019-A Parcel 025 into eleven residential lots. The property is located at the intersection of Old Concord Road and South Shaver Street and is zoned R-6A. Public water and sewer are available to the site and all lots meet city standards for single family or duplex development. The Technical Review Committee (TRC) reviewed the plan on May 18, and forwarded the plat to Planning Board on June 13, with the following recommendations:

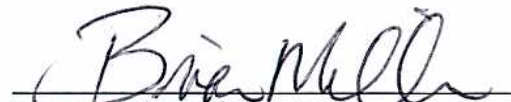
- The short street which connects from Shaver Street to the proposed cul-de-sac will provide a second entry/exit point for the subdivision which is desired by the City, but the street as proposed does not comply with the minimum distance of 200 feet between intersections as required by City standards. TRC recommended relief from standards to allow the street to be constructed as proposed.
- TRC recommended that the architecture of buildings on lots which front upon Shaver Street address both Shaver Street and the interior subdivision streets.
- TRC recommended that lot #5 have a condition placed upon it that prohibits driveway access from Old Concord Road.

Planning board referred the plat to a committee for consideration, and the committee met with the Housing Authority on June 19. Several modifications to the plat were discussed and suggested by the committee.

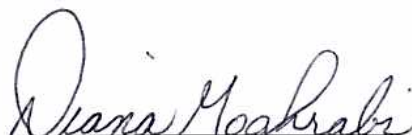
- The staff recommendation regarding the architecture of buildings on Shaver Street was discussed at length. It was confirmed that this is a recommendation, not a code requirement. The Housing Authority expressed concern for added costs associated with suggested solutions. As submitted, houses on lots with frontage on Shaver Street would be required to face Shaver Street and it was confirmed that this would be enforceable through zoning regulations.

Committee 1 reviewing the proposed Sidewalk Prioritization Plan will schedule a meeting through the secretary.

There being no further business to come before the Planning Board, the meeting was adjourned at 4:30 p.m.


Brian Miller, Chairman


Lou Manning, Vice Chairman


Secretary, Diana Moghrabi